



HOME

MARKETING & MANAGEMENT

BUTT ROW, FARNLEY LS12 5DL

£1,100 PCM



Mid Town House
Three Bedrooms
Off Street Parking & Garden
Modern Dining Kitchen
Spacious Lounge
Upvc Double Glazing
Gas Central Heating
Modern White Bathroom
Deposit £1269.00
Unfurnished. Available Now

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GENERAL DESCRIPTION

Before a viewing can be obtained, please contact the office for a link to complete a Canopy rent passport

A recently refurbished three bedroom mid town house situated in a residential cul-de-sac location in the area of Farnley. Will be of particular interest to professionals seeking a stylish home which benefits from: off street parking for several vehicles; lawned garden; modern dining kitchen; utility room including fridge/freezer and washing machine; spacious lounge with feature electric fire; Upvc double glazing; gas central heating with combination boiler; modern white bathroom suite.

Offers good commuting access to Leeds city centre and motorways and an early inspection is recommended to appreciate the style, size and location of this well presented home. Sorry no smokers. Sorry no pets. Available Now. Unfurnished. Deposit £1269.00.

ROOM MEASUREMENTS

DINING KITCHEN 13' 2" x 9' 4" (4.01m x 2.84m)

UTILITY ROOM 6' 0" x 5' 10" (1.83m x 1.78m)

ENTRANCE HALL 15' 4" x 6' 0" (4.67m x 1.83m) max

LOUNGE 14' 3" x 13' 2" (4.34m x 4.01m) max

STAIRS & LANDING 7' 10" x 2' 7" (2.39m x 0.79m)

DOUBLE BEDROOM 1 13' 2" x 12' 2" (4.01m x 3.71m) max

DOUBLE BEDROOM 2 13' 2" x 9' 5" (4.01m x 2.87m) max

BEDROOM 3 7' 3" x 6' 2" (2.21m x 1.88m)

BATHROOM 6' 1" x 5' 9" (1.85m x 1.75m)

HOLDING DEPOSIT

A holding deposit equal to one week's rent as agreed will be due upon application for this property before it is removed from the market.

Upon the successful completion of your background checks the holding deposit will be placed on your tenancy account as a part payment of the first month's rent instalment.

Should all information on the application forms be found to be accurate and yet the landlord chooses not to grant a tenancy then the holding deposit will be returned in full.

COUNCIL TAX BAND
B

OPENING HOURS

Pudsey Office

Monday to Friday

Saturday

Sunday & Bank Holidays

8.30am – 5.00pm

9.00am – 1.00pm

Closed



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Details are compiled from observation and information supplied by the vendors. Measurements have been taken with an electronic measure and, whilst believed to be accurate, may be subject to variation or mechanical error. Services and appliances have had only a visual inspection and have not been tested by HomeMM.

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